

**SITE PLAN COMMITTEE
JANUARY 11, 2005**

1. ROLL CALL

The meeting was called to order at 4:00 p.m. Committee members present were Chair Bob Breslau, Vice-Chair Julie Aitken, James Aucamp, Jr., Jeff Evans and Sam Engel, Jr. (arrived 4:10 p.m.). Also present were Planning and Zoning Deputy Manager Marcie Nolan, Planner David Abramson and Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: December 21, 2004

Vice-Chair Aitken made a motion, seconded by Mr. Aucamp, to approve the minutes of December 21, 2004. In a voice vote, all voted in favor. **(Motion carried 4-0)**

3. SITE PLANS

3.1 SP 6-8-04, Flamingo Commons - Parcel "G", 12557 Orange Drive (B-3)

Raymond Orsy, Harlan Kurtzky and Matthew Cigale, representing the petitioner, were present. Ms. Nolan summarized the planning report.

Using renderings, Messrs. Orsy, Kurtzky and Cigale further explained the intention of the project and clarified specific points. During the lengthy discussion, the applicant agreed to several recommendations such as providing an extra two feet which was needed for the sidewalk located on the north side of the building by the handicapped parking; that all the sidewalks would be made up of pavers; to re-stripe areas in the parking lot and that all the colors would match what had been originally approved in the master site plan.

Mr. Evans made a motion, seconded by Mr. Aucamp, to approve based on the planning report and 1) that the parking dimensions on the north side of the building be corrected to allow the correct depth for the handicapped spaces; 2) that the sidewalks shown on site were to be pavers; 3) that the Ligustrum tree at the west side of the entry be substituted with a Pigeon Palm; 4) that the striping of the two parking spaces at the northeast corner was to show two spaces only; and 5) that the colors represented on the buildings were to match the existing building as had been approved in the overall master plan. In a roll call vote, the vote was as follows: Chair Breslau – yes; Vice-Chair Aitken – yes; Mr. Aucamp – yes; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 5-0)**

3.2 SP 6-11-04, Forest Lawn Funeral Home – Newman's Subdivision, 6530 State Road 84 (B-2)

John Haley and Richard Hartmann, representing the petitioner, were present. Mr. Abramson read the planning report.

Vice-Chair Aitken questioned the drive-thru area on the west side of the building. Mr. Hartmann explained that under that canopy there were two exit doors from the chapel and the drive-thru was to be utilized only for the hearse and limousines for family members. He explained that the level ground was intentional so that nothing could accidentally roll away. Vice-Chair Aitken remarked that there was no canopy or overhang for the public visitors being dropped off. Mr. Hartmann acknowledged that there was no provision for visitors being dropped off at the front door. Mr. Engel agreed with Vice-Chair Aitken that there should be some provision for overhead cover at the entrance of the building. Vice-Chair Aitken pointed out that since the parking was random and five-foot sidewalks meandered throughout the site, there needed to be crosshatching wherever sidewalks crossed driving areas.

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Chair Breslau questioned if the site could accommodate excessive vehicles and if vehicles ended up being parked on the streets, were there adequate sidewalks provided so that people were not walking through grass. Mr. Hartmann assured that there were sidewalks providing connectivity for overflow cars parked along swales and driveways. He also advised that "body viewing" and services were planned at different times during the day specifically so that the facility would not be overcrowded.

It was the consensus of the Committee that the building was extremely understated and a complete contrast to the structures previously built at this location. Chair Breslau remarked that the building was too plain, especially as it was on a site which was a major entrance into the Town. Other comments were that it was bland, non-descript, simple and outdated. As Committee members agreed that they could not vote to recommend approval for this project, they made specific architectural recommendations and asked Mr. Hartmann what he felt would be a reasonable length of time to make revisions. It was agreed that four weeks would be adequate.

Mr. Engel made a motion, seconded by Vice-Chair Aitken, to table to February 8, 2005. In a roll call vote, the vote was as follows: Chair Breslau - yes; Vice-Chair Aitken - yes; Mr. Aucamp - yes; Mr. Engel - yes; Mr. Evans - yes. **(Motion carried 5-0)**

3.3 SP 7-6-04, Stone Harbor, 3201 West State Road 84 (M-2)

Steve Kirk, Robert Roscioli and Chris Dunn, representing the petitioner, were present. Ms. Nolan summarized the planning report.

Using renderings, Messrs. Kirk and Dunn further clarified the project and addressed any concerns raised by the Committee.

Ray Figueroa, 2643 Nassau Lane, indicated that he represented the Lauderdale Isles Civic Improvement Association which was located across the New River from this project. He objected to this expansion and suggested that the project be moved 30-feet further to the south. Chair Breslau explained the function of the Committee and that Mr. Figueroa should attend the Council meeting when this item would be discussed.

In the lengthy discussion which ensued, Committee members made recommendations that would help to minimize the impact of the project on its neighbors. Landscape screening, paint colors, lighting and architectural features in order to break up the expanse of the façade and sides of the building were all discussed.

Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and 1) that the applicant brings back an elevation of the southernmost building for staff to review the 55-foot high sections of the façade which faces the south as well as the two sides, that there be some sort of a decorative metal panel in order to break down that facade and which would also go along with the nautical theme set for the building; 2) to provide a color board for the Town Council; 3) on the north side [river side], remove the white trim and paint that wall a lighter blue; and 4) remove the light that is attached to the building and either add a pole to the outside or reduce the light levels or angle the light toward the building and not the river so that the light would be shielded. In a roll call vote, the vote was as follows: Chair Breslau - yes; Vice-Chair Aitken - yes; Mr. Aucamp - yes; Mr. Engel - yes; Mr. Evans - yes. **(Motion carried 5-0)**

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4. OLD BUSINESS

Chair Breslau reiterated that something needed to be done to assure that applicants would provide a color board for the Committee's review. It was suggested that the Planning and Zoning Division include the color board on its check-off list which was provided to all applicants.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 6:18 p.m.

Date Approved: _____

Chair/Committee Member